



# BENSALEM TOWNSHIP

Building and Planning Department  
Office 215-633-3644 • Fax 215-633-3753  
2400 Byberry Road • Bensalem PA 19020  
[www.bensalempa.gov](http://www.bensalempa.gov)

Zoning Hearing Board  
Monthly Meeting  
March 4, 2021  
Bensalem Township Building  
7:00 pm

## LIST OF APPLICATIONS

**Note: all attendees of the Zoning Hearing Board Hearing shall visit the Bensalem Township Website and review the procedure policy and down load the Visitor Health Questionnaire on the main page [www.bensalempa.gov](http://www.bensalempa.gov)**

1. Open meeting with the Pledge of Allegiance
2. Statement of Rules and Procedures
3. Approval of last month's Minutes – February 4, 2021
4. **Continued hearing for B & A Property LLC** **Appeal #2020-4124**  
Location: 4220 Bristol Rd  
Tax Parcel: 02-017-114-001  
Request: Variance to use property for truck parking.  
Attorney: Michael Carr (EastBurn and Gray P.C.)  
[View Plans](#)
5. **Hearing for Kim Rossbauer** **Appeal #2021-0554**  
Location: 15 Par Ave  
Tax Parcel: 02-039-041-005  
Request: Variance for rear yard setback to construct a Single Family dwelling.  
[View Plans](#)
6. **Continued hearing for Michael and Bernadette Gibbons** **Appeal #2020-4206**  
Location: 1117 Beverly Ave  
Tax Parcel: 02-062-474  
Request: Variance for second floor addition to accessory structure.  
[View Plans](#)
7. **Continued hearing for Elias Souza** **Appeal #2020-4066**  
Location: 1144 Dana Ave  
Tax Parcel: 02-029-207  
Request: Variance for garage and greenhouse to exceed 25% of the area of the principal dwelling.  
Attorney: David M. Shafkowitz (Shafkowitz Law Group, P.C.)  
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8. **Hearing for Catherine Egan** **Appeal #2021-0309**  
Location: 1365 Corry Ave  
Tax Parcel: 02-031-067  
Request: Setback variance for constructed retaining wall.  
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9. **Hearing for Eric Goodyear** **Appeal #2021-0442**  
Location: 2318 Kay Ave  
Tax Parcel: 02-006-028  
Request: Variance to have footprint for shed with porch greater than 25% of the existing structure.  
[View Plans](#)

10. **Continued hearing for LIDL US Operations, LLC** **Appeal #2020-4184**  
Location: 4007-37 Hulmeville Rd  
Tax Parcel: 02-041-021; 02-041-022 and 02-041-022-001  
Request: Variance to use property for a Grocery Store, variances for buffer area, impervious coverage and sign area  
Attorney: Matthew J. McHugh (Klehr Harrison Harvey Branzburg LLP)  
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11. **Hearing for Michael and Patricia Lesher** **Appeal #2021-0472**  
Location: 1060 Elwood Ave  
Tax Parcel: 02-029-132  
Request: Variance to add an additional rental unit in the rear structure.  
[View Plans](#)
  
12. **Hearing for Rhema Life Church c/o Francisque Meristal** **Appeal #2021-0308**  
Location: 3190 Tremont Ave  
Tax Parcel: 02-008-019  
Request: A use and parking variance to permit a religious use in the L-I Zoning District.  
Attorney: Ameer S. Farrell, Esquire (Kaplin Stewart, P.C.)  
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13. **Hearing for Kawaljit Singh/BRS Real Estate, LLC** **Appeal #2021-0521**  
Location: 3585 Bristol Rd  
Tax Parcel: 02-019-091-002  
Request: Variances to construct convenience store, fuel dispenser facility and 3 bay auto repair.  
Attorney: Shawn D. Ward and Associates  
Representative: John A. Teets (John Teets Architect)  
[View Plans](#)
  
14. Correspondence
  
15. Adjournment

Prepared by: Iva

Posted:

Advertised: 2/19/2021 & 2/26/2021